



San Luis Obispo County

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

RECEIVED

DATE: 07/25/2013

TO: PW

JUL 30 2013

FROM: Xzandrea Fowler, Inland Team/ Development Review

COUNTY OF SAN LUIS OBISPO

PROJECT DESCRIPTION: SUB2013-00002 COAL13-0057 CLARK- Proposed lot line adjustment to adjust 6 existing 160 acre parcels. The lot line adjustment will consolidate six 160 acre parcels into four parcels of 40 acres, 120 acres, 200 acres and 500 acres each. The 960 acre site is located west of Shandon.

Return this letter with your comments attached no later than: 14 days from receipt of this referral.
CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES (Please go on to PART II.)
☐ NO (Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☐ YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
☐ NO (Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

See attached comments and recommended conditions.
Recommend approval

Date

8/2/13

Name

D FION

Phone

x 5265

COAL 13-0057 SUB 2013-00002

Public Works Dept Referral Response 08/02/2013, Doug Rion

COMMENTS

Legal access to and from nearest public road to each parcel is unclear. Provide evidence of legal access or condition approval of LLA to require recorded Restrictive Covenant(s) for private access prior to recording the LLA.

Easements per items #7 and #14 on Title Report dated 6/10/2013 are not indicated on the map.

Dimensions shown on the map are not identified as record, measured or calculated as required per 21.02.030(b)(3)(ii)

Contour lines are illegible or not visible.

There is a minor typo below the scale bar.

21.02.030 Lot Line Adjustment Check List

for project number

COAL 13-0097

Status	Item
✓	Title Report
✓	Lot line adjustments are limited to 4 or fewer parcels. Conforms to the County's General Plan, Specific Plan, Local Coastal Program, and zoning and building ordinances. Parcel design and minimum lot area. These criteria may be considered satisfied if the resulting parcels maintain a position with respect to said criteria which is equal to or better than such position prior to approval or conditional approval of the lot line adjustment.
✓	The size and scale of the prints shall be the same as those for tentative maps set forth in Section 21.02.044.
O	Record data. All exterior and interior lines shall be shown on the map and shall be identified by course and bearing description, based on survey data, calculated data, or information of record. If a survey is done, any monuments established must be shown on a record of survey filed in accordance with the Land Surveyors Act, Business and Professions Code sections 8700, et seq.
✓	Lot lines. Proposed new lines and lines to be eliminated shall be so identified in written notation or by legend. Lines to be eliminated shall be dashed or otherwise drawn so as to be clearly distinguishable from and subordinate to remaining and new lines.
✓	Lot areas. The area of all existing and proposed parcels shall be identified and listed in acres or square feet.
N/A	Existing structures. All existing structures, wells, septic tanks, driveways, and other improvements located on the original parcels shall be accurately located, identified, and drawn to scale. The distance between structures, the distances from existing structures to the boundary lines of the existing and the proposed parcels, and the height of each structure shall be shown. Such distances shall be established by a registered civil engineer's or licensed land surveyor's survey when deemed necessary by the planning department.
✓	Streets. The locations, names, county road numbers, and widths of all adjoining and contiguous highways, streets and ways.
O	Easements. The locations, purpose, and width of all existing and proposed easements, streets (with proposed names) and appurtenant utilities.
N/A	Drainage. The approximate location of all watercourses, drainage channels, and existing drainage structures.
—	Landforms. The approximate location of other topographic or man-made features, such as bluff tops and ponds.
N/A	Lakes and ocean. Approximate high-water lines in lakes or reservoirs, and the mean high tide line of the ocean.
N/A	Flood hazard. The location of all areas subject to inundation or Stormwater overflow.
✓	Property description. A description of the property as well as the assessor's parcel number(s) for the property.
O	Map information. A north arrow and scale and a vicinity map.
	Verification of parcel legality. The application shall include copies of recorded certificates of compliance or other information to confirm that the parcels to be adjusted are existing legal parcels.
	Statement of explanation. The application shall contain any additional information necessary to explain the request. A statement shall be prepared and submitted by the applicant showing how the proposed lot line adjustment satisfies the criteria that are required by this section.

X = Not Applicable O = Requires Compliance ✓ = Complied

Contour lines illegible



COUNTY OF SAN LUIS OBISPO

Department of Agriculture/Weights and Measures

2156 SIERRA WAY, SUITE A • SAN LUIS OBISPO, CALIFORNIA 93401-4556

(805) 781-5910 • FAX (805) 781-1035

Martin Settevendemie
Agricultural Commissioner/Sealer

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AgCommSLO@co.slo.ca.us

DATE: August 29, 2013

TO: Xzandrea Fowler, Project Manager

FROM: Lynda L. Auchinachie, Agriculture Department

SUBJECT: Clark Lot Line Adjustment SUB2013-00002(1707)

Comments

The applicant proposes to reconfigure six existing parcels of 160 acres each to create four parcels of 66.79, 66.79, 181.11 and 645.31 acres each. The project site is located on Shed Canyon Road, west of Shandon. The project site has historically been used for vineyard and cattle production. The lot line is requested to create a larger parcel size for conveyance.

The Agriculture Department considers the proposal to be **equal to** the existing parcel configuration in terms of agricultural resources. This determination is based on a comparison of the proposed and existing parcels when considering potential long-term impacts to agricultural resources and operations.

Comments are based on current departmental objectives to conserve agricultural resources and to provide for public health, safety and welfare, while mitigating negative impacts of development to agriculture.

If you have questions, please call 781-5914.